

WILLOW PONDS OF LINO LAKES

CITY OF LINO LAKES
COUNTY OF ANOKA

30

KNOW ALL MEN by these presents: That Cottage Homesteads of Willow Ponds Limited Partnership, a Minnesota limited partnership, owner, and Zapp National Bank of St. Cloud, a national banking association, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the East One-Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, lying Southerly of the southerly line of that property acquired by the State of Minnesota under a warranty deed recorded with the Anoka County Recorder's Office as Document Number 272877, and which lies north of the South 40 feet of said Southwest Quarter of Section 18, and which lies North and East of the following described Line A:

LINE A: Commencing at the southwest corner of said Section 18; thence North 88 degrees 27 minutes 20 seconds East 889.09 feet along the south line of said Southwest Quarter to the point of beginning; thence North 01 degrees 32 minutes 40 seconds West 207.00 feet; thence South 88 degrees 27 minutes 20 seconds West 560.00 feet; thence North 01 degrees 32 minutes 40 seconds West 25.52 feet to the southerly line of said property acquired by the State of Minnesota and said Line A there terminating.

And, That part of the West One-Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, lying Southerly of the southerly line of that property acquired by the State of Minnesota under a warranty deed recorded with the Anoka County Recorder's Office as Document Number 272874, and which lies North and East of the hereinbefore described Line A.

And, That part of the West One-Half of the West One-Half of the Southeast Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, lying Southerly of the southerly line of that property acquired by the State of Minnesota under a warranty deed recorded with the Anoka County Recorder's Office as Document Number 272875, which lies north of the South 40 feet of said Southwest Quarter of Section 18.

And, That Cottage Homesteads of Willow Ponds Limited Partnership, a Minnesota limited partnership, owner, and Cottage Homesteads of Minnesota VI, Inc., a Minnesota corporation, mortgagee, and Lumber One, Avon Inc., a Minnesota corporation, mortgagee of the following described property situated in the County of Anoka, State of Minnesota, to wit:

That part of the East One-Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, lying Southerly of the southerly line of that property acquired by the State of Minnesota under a warranty deed recorded with the Anoka County Recorder's Office as Document Number 272877, and which lies South and West of the following described Line A:

LINE A: Commencing at the southwest corner of said Section 18; thence North 88 degrees 27 minutes 20 seconds East 889.09 feet along the south line of said Southwest Quarter to the point of beginning; thence North 01 degrees 32 minutes 40 seconds West 207.00 feet; thence South 88 degrees 27 minutes 20 seconds West 560.00 feet; thence North 01 degrees 32 minutes 40 seconds West 25.52 feet to the southerly line of said property acquired by the State of Minnesota and said Line A there terminating.

And, That part of the West One-Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, lying Southerly of the southerly line of that property acquired by the State of Minnesota under a warranty deed recorded with the Anoka County Recorder's Office as Document Number 272874, and which lies South and West of the hereinbefore described Line A.

And, That part of the South 40 feet of the East Half of the Southwest Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota, which lies East of the hereinbefore described Line A.

And, the South 40 feet of the West One-Half of the West One-Half of the Southeast Quarter of the Southwest Quarter of Section 18, Township 31, Range 22, Anoka County, Minnesota.

Have cause the same to be surveyed and platted as WILLOW PONDS OF LINO LAKES and do hereby donate and dedicate to the public for public use forever, the county roads, and also dedicating the easements as shown on the plat for drainage utility purposes only.

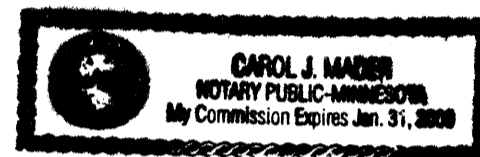
In witness whereof said Cottage Homesteads of Willow Ponds Limited Partnership, a Minnesota limited partnership, has caused these presents to be signed by its General Partner this 24 day of November, 1995.

Signed: COTTAGE HOMESTEADS OF WILLOW PONDS LIMITED PARTNERSHIP

By: Lumber One Properties III, Avon Inc., a Minnesota corporation,
General Partner
Terry J. Schmid, Its Pres

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 24 day of November 1995, by Terry J. Schmid, Pres. of Lumber One Properties III, Avon Inc., a Minnesota corporation, General Partner of Cottage Homesteads of Willow Ponds Limited Partnership, a Minnesota limited partnership, on behalf of the partnership.



Carol J. Mader
Notary Public, Stearns County, Minnesota
My Commission Expires 1-31-2000

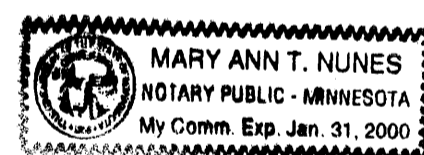
In witness whereof said Zapp National Bank of St. Cloud, a national banking association, has caused these present to be signed by its proper officer this 22 day of Nov., 1995.

Signed: Zapp National Bank of St. Cloud, a national banking association.

By: William H. Anderson, Its Vice President

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 22 day of Nov., 1995, by William H. Anderson, its Vice President of Zapp National Bank of St. Cloud, a national banking association, on behalf of the association.



Mary Ann T. Nunes
Notary Public, Stearns County, Minnesota
My Commission Expires Jan. 31, 2000

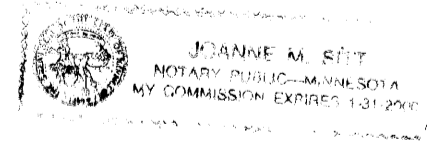
In witness whereof said Cottage Homesteads of Minnesota VI, Inc., a Minnesota corporation has caused these presents to be signed by its proper officer this 22 day of December, 1995.

Signed: Cottage Homesteads of Minnesota VI, Inc., a Minnesota corporation.

By: Michael W. Sartor, Its President

STATE OF MINNESOTA
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 22 day of December 1995, by Michael W. Sartor, its President of Cottage Homesteads of Minnesota VI, Inc., a Minnesota corporation, on behalf of the corporation.



JoAnne M. Sitt
Notary Public, Hennepin County, Minnesota
My Commission Expires 1-31-2000

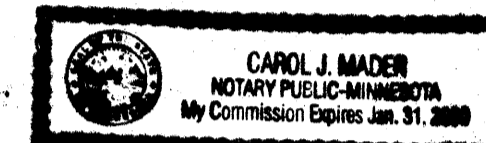
1208627
OFFICE OF COUNTY RECORDER
STATE OF MINNESOTA
COUNTY OF ANOKA
I have received for recording the foregoing instrument this 15 day of March, 1996
3:10 p.m.
I have filed the same this 30 day of March, 1996
Edward M. Treska
By: NMA
Deputy

In witness whereof said Lumber One, Avon Inc., a Minnesota corporation has caused these presents to be signed by its proper officers this 24 day of November, 1995.

Signed: Lumber One, Avon Inc., a Minnesota corporation.
By: Terry J. Schmid, Its CEO

STATE OF MINNESOTA
COUNTY OF Stearns

The foregoing instrument was acknowledged before me this 24 day of November 1995, by Terry J. Schmid, its Pres. of Lumber One, Avon Inc., a Minnesota corporation, of behalf of the corporation.



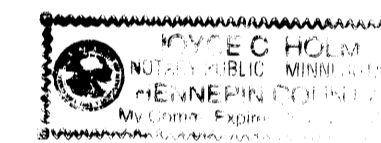
Carol J. Mader
Notary Public, Stearns County, Minnesota
My Commission Expires 1-31-2000

I hereby certify that I have surveyed and platted the property described on this plat as WILLOW PONDS OF LINO LAKES; that this plat is a correct representation of the survey; that all distances are correctly shown on the plat in feet and hundredths of a foot; that all monuments have been correctly placed in the ground as shown; that the outside boundary lines are correctly designated on the plat; and there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown on this plat.

Walter J. Gregory
Walter J. Gregory, Land Surveyor
Minnesota License No. 14889

STATE OF MINNESOTA
COUNTY OF HENNEPIN

The foregoing Surveyor's Certificate was acknowledge before me this 15th day of November, 1995 by Walter J. Gregory, a licensed Land Surveyor.



Joyce C. Holm
Notary Public, Hennepin County, Minnesota
My Commission Expires Jan. 31, 2000

LINO LAKES, MINNESOTA

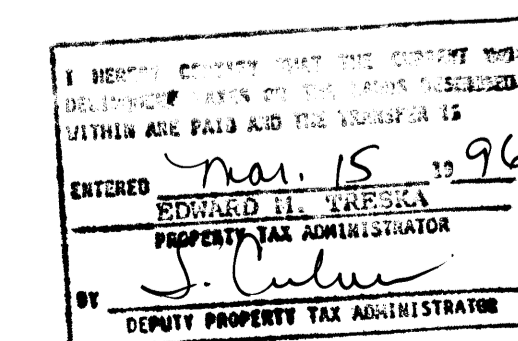
The plat of WILLOW PONDS OF LINO LAKES was approved and accepted by the City Council of Lino Lakes, Minnesota, at a regular meeting thereof held this 26th day of February, A.D., 1996. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF LINO LAKES, MINNESOTA

By: James H. Anderson, Mayor
By: Randall Schumacher, City Administrator

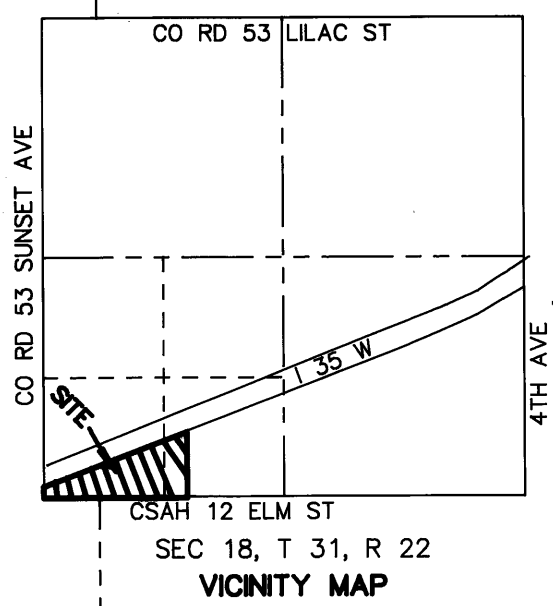
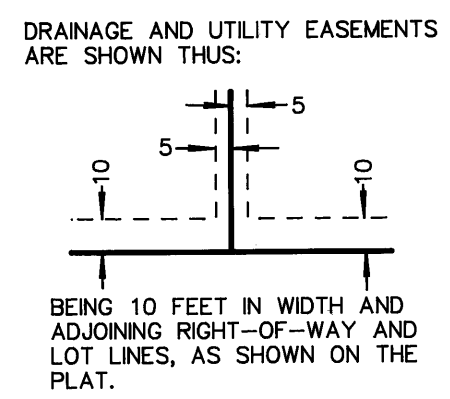
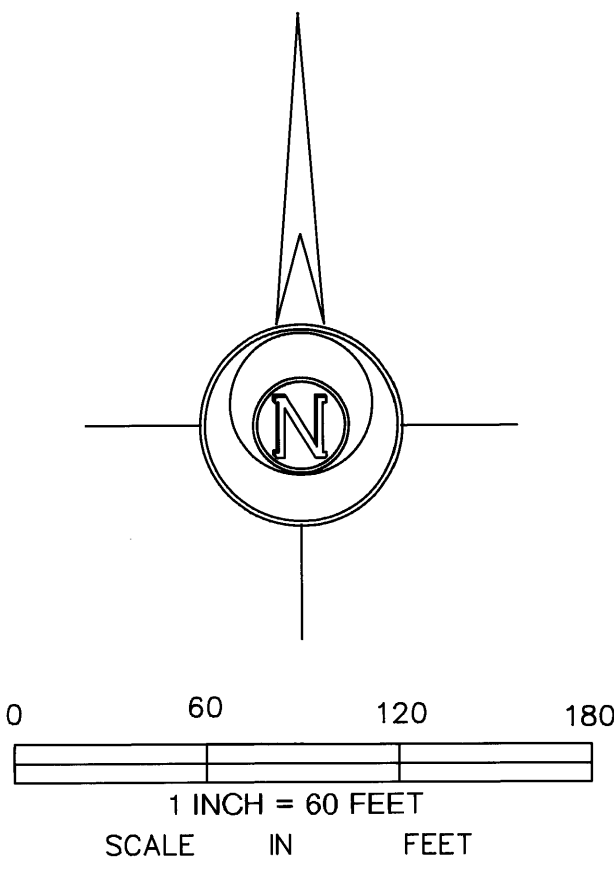
This plat has been checked and approved this 15th day of March, 1996.

Merlyn D. Anderson
Merlyn D. Anderson
Anoka County Surveyor



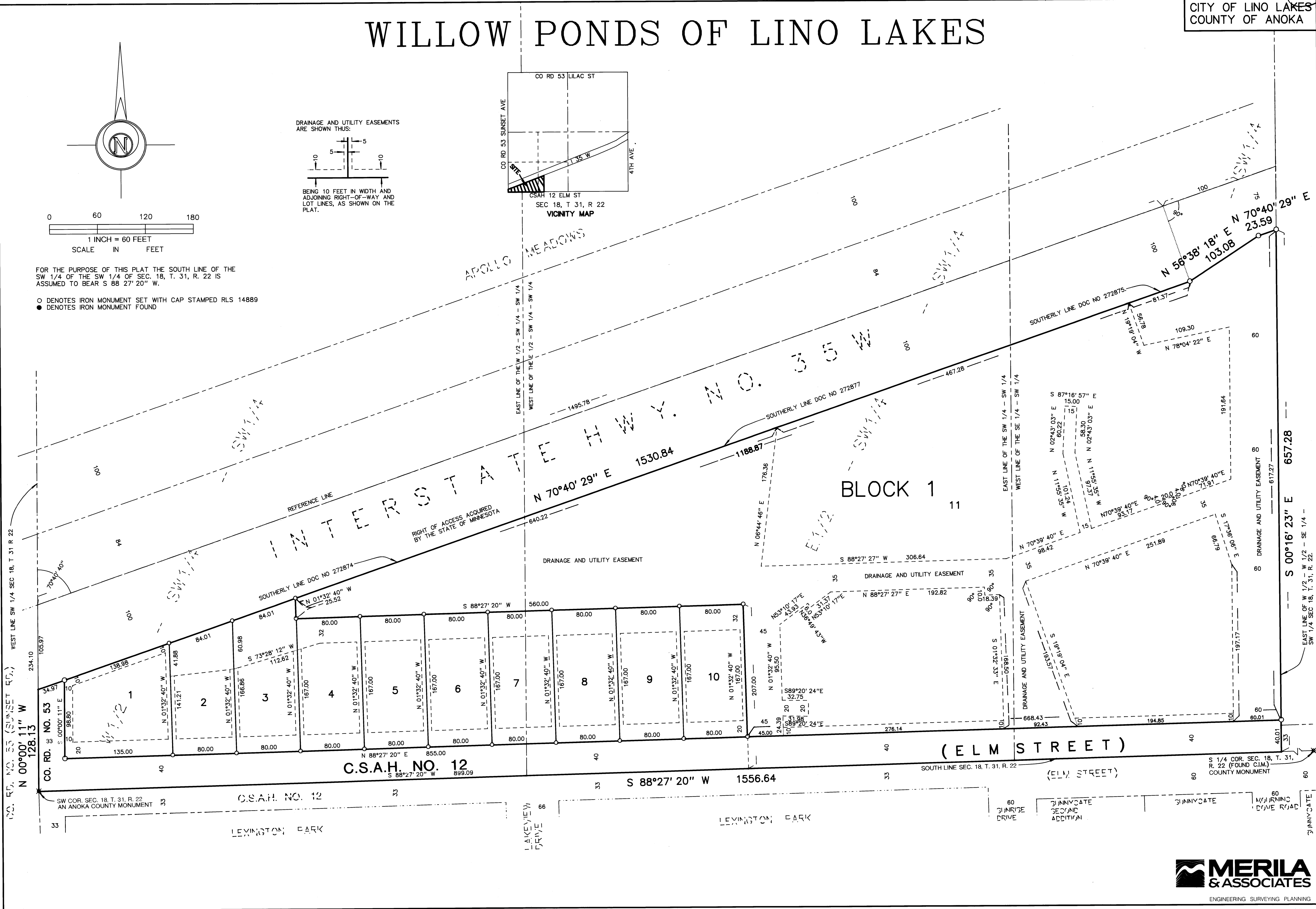
ENGINEERING SURVEYING PLANNING

WILLOW PONDS OF LINO LAKES



FOR THE PURPOSE OF THIS PLAT THE SOUTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SEC. 18, T. 31, R. 22 IS ASSUMED TO BEAR S 88° 27' 20" W.

- DENOTES IRON MONUMENT SET WITH CAP STAMPED RLS 14889
- DENOTES IRON MONUMENT FOUND



ENGINEERING SURVEYING PLANNING